

Richmond Four Corners Store

Overview

The Richmond Four Corners Store is in the heart of the Town of Richmond. It is located at the intersection of the two main roads in town and is near the Fire Department and Library.

History

Richmond Four Corners Store operated for years as a classic New Hampshire country store and retail fuel station since the early 1900s. Over that time period at least five underground storage tanks have been located at the property. In 1992, high levels of gasoline contamination were detected in a neighbor's water supply well. An investigation was completed and point of entry treatment systems (POEs) were installed to treat five impacted area water supplies. A number of site cleanup efforts were undertaken including a 225 cubic yard soil excavation in 1995 and the operation of a pump and treatment system from 2004 to 2008. Full remediation of the site failed during these previous attempts because access to a significant quantity of contaminated soil was blocked by the presence of an operating underground storage tank and piping system.

At A Glance:

Site Location: 3 Winchester Road, Richmond

Bureau Actions: Contaminated Soil Removal

MtBE Fund Reimbursements: \$115,870 approved

Outcomes:

- Leaking tank system removed.
- 600 tons of petroleum contaminated soil removed and properly disposed of.
- Soil contamination removed from building dirt basement.
- Treatment systems maintained at contaminated water supplies.

In 2013, the Richmond Four Corners Store was shut down due to insufficient funds. In 2014, the property mortgage holder initiated the foreclosure process by conducting an environmental due diligence investigation. The property is currently in the mortgage "workout phase" according to the mortgage holder and the owner owes back taxes to the town.

MtBE Bureau Investigation and Remediation Actions

The Town of Richmond, the property owner and the Southwest Regional Planning Commission worked together to apply for brownfields assistance to remove the existing underground storage tank system from the property. The Town of Richmond was very engaged with this project because of the back taxes, the central location of the property and the boarded-up/in-foreclosure nature of the store. The MtBE Bureau quickly became involved with these initial discussions and collectively, the decision was made to proceed with a joint project that combined the removal of the tank system and excavation of soil contamination that surrounded the tank system.

In July 2014, the Southwest Regional Planning Commission removed the 12,000 gallon underground gasoline storage tank and associated piping. During the removal of the tank system, there was an opportunity to observe the tank system piping. It appeared that the piping was Total Containment, Inc. Enviroflex pipe (aka "yellow pipe"). NHDES has been systematically

requiring the removal of this type of piping because it is incompatible with gasoline. NHDES was unaware of this substandard installation of pipe. Upon further inspection of the dispenser piping, the outer pipe appeared blackened and stained indicating the presence of gasoline between the inner and outer pipes of the double walled system.

During excavation, as the excavator reached the impacted soil there was enough petroleum vapor from the soil contamination to ignite as the excavator bucket scraped against one of the cobbles in the excavation. This suggests that gasoline has been recently released in addition to the larger, older gasoline release. Approximately 600 tons of contaminated soil was removed, including some contaminated soil below the dirt floor of the building. The excavation project generated a great deal of community interest and one gracious nearby landowner provided freshly baked corn muffins and lemon bars to the hungry work crew. A picture of the soil excavation project is below.



Photo showing the contaminated soil excavation in July 2014

Current Status

A tank closure and remedial implementation report is being prepared for submission to NHDES. NHDES continues to reimburse for the costs for the operation of POEs at the five contaminated water supplies. Replacement groundwater monitoring wells will be installed to evaluate the impact of the removal of the underground storage tank and contaminated soil. The Southwest Regional Planning Commission has also incorporated a hazardous building material survey into their tank removal project to assist any future site development plans.